

29 IVY HOUSE COURT SCUNTHORPE, DN16 3GS

£145,000
FREEHOLD

A fantastic opportunity for first-time buyers to take their first step onto the property ladder, this beautifully presented two-bedroom semi-detached home is situated in a highly sought-after location within the popular location of Bottesford.



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29 IVY HOUSE COURT



DESCRIPTION

Offering well-proportioned accommodation throughout, the property benefits from off-street parking for up to three vehicles and is ready to move straight into.

Upon entering the home, you are welcomed by a useful entrance porch—ideal for coats and shoes—leading into a spacious lounge with stairs rising to the first floor. To the rear, the kitchen breakfast room provides a great space for both cooking and dining, with doors opening out onto the enclosed rear garden.

To the first floor, the property offers two generously sized double bedrooms, both served by a modern family bathroom.

Externally, the rear garden is fully enclosed, making it perfect for both relaxation and entertaining. It features a well-maintained lawn area along with attractive raised borders, creating a pleasant outdoor space. This superb home combines comfort, practicality, and location, making it an ideal choice for those looking to purchase their first home.

Entrance Porch Entered through a UPVC door into the porch there is a light to ceiling and window to front aspect with space for coats and shoes.

Living Room (4.40m X 3.65m max) Entered through a timber door into the living room with light to ceiling, stairs to the first floor, radiator and window to front aspect.

Kitchen/Breakfast Room (2.95m X 3.63m) With light to ceiling, UPVC double glazed French patio doors and window to rear aspect, a range of contrasting high gloss aphanite grey base and white wall units with space and plumbing for washing machine and dishwasher, composite sink with mixer tap, electric fan assistant

oven with gas hob and extractor fan, space for dining table and fridge/freezer, radiator and a breakfast bar.

First Floor Landing Coming up a half spiral staircase with light to ceiling and loft hatch access.

Bedroom One (3.64m X 2.98m Max) With light to ceiling, UPVC double glazed window to rear aspect and a radiator.

Bedroom Two (2.76m X 3.63m) With light to ceiling, UPVC double glazed window to front aspect, radiator and over the stairs storage.

Family Bathroom (1.66m X 2.06m) With light to ceiling, UPVC opaque window to side aspect, hand wash basin, bath with electric shower, WC, towel heater.

Externally To the front aspect there is ample parking for 3 cars and access to the rear of the property and at the rear there is a patio area with a laid to lawn garden with raised planters and comes fully enclosed with timber fencing and outside storage.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

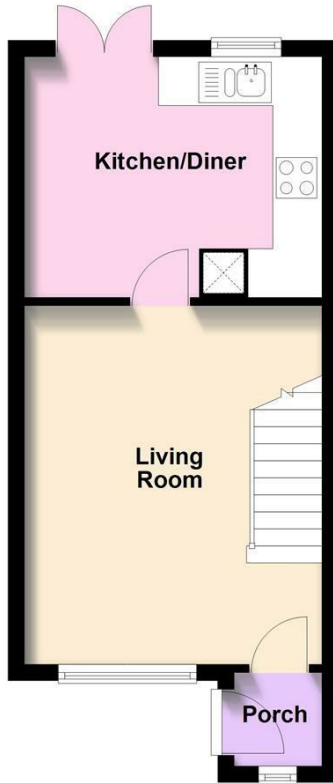
Floor Area – 593.00 sq ft

Tenure – Freehold



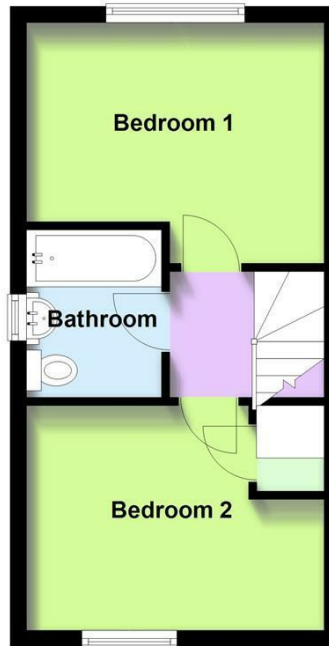
Ground Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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